

16-505 DISTRICT "R-2" TWO FAMILY DISTRICT.

- 505.1 INTENT. The intent of this district is to provide for moderate density residential development, including two family high density single-family dwellings, in a manner which will encourage a strong residential neighborhood.
- 505.2 PERMITTED USES. In District R-2 no building, structure, land or premises shall be used, and no building or structure shall be hereafter erected, constructed, reconstructed, moved, or altered, except for one or more of the following uses:
- A. Dwellings, two-family, commonly referred to as duplexes.
 - B. Accessory uses as provided in District R-1.
 - C. Public parks, playgrounds and schools.
 - D. Golf courses, except miniature golf courses and driving ranges operated for commercial purposes.
 - E. Churches or other similar places of worship.
 - F. Group care homes with fewer than eight residents.
 - G. Home occupations as set out in Article 6.
 - H. Accessory buildings and uses customarily incidental to the above uses.
 - I. Dwellings, One Family. (Ord. 1858, Sec. 1)
- 505.3 CONDITIONAL USES. The following uses may be allowed by conditional use permit when submitted to and reviewed by the Planning Commission and approved by the City Council, under such conditions as to operation, site development, signs and time limit as may be deemed necessary.
- A. All conditional uses in the "R-1" district.
 - B. Single-family attached subject to the following conditions:
 - 1. The common wall between attached units shall be on the side lot line separating the two lots and shall not be subject to side yard requirements providing there are no doors, windows, vents or other openings in the common wall.
 - 2. Not more than two dwelling units shall be attached together in this district.
 - 3. No dwelling unit shall have a depth greater than three times its width.
 - 4. Any exterior wall which is not a common wall must meet all yard requirements.
 - 5. Each lot must have direct access to a public street.

6. The deed to each lot must include covenants requiring the proper and timely reconstruction of any damaged or destroyed dwellings.
7. The application for such conditional use must include a plot plan with the general location of buildings, parking areas, driveways, fences and other structures, the location of easements and utility lines, the number and type of all dwelling units, and the property lines within the proposed development.

505.4 INTENSITY OF USE REGULATIONS.

A. MINIMUM LOT AREA:

1. Two-family - 5,000 sq. ft. per dwelling unit
2. Other uses - 7,500 sq. ft.

B. MINIMUM LOT WIDTH: Seventy (70) feet measured at the Building Line.

505.5 HEIGHT REGULATIONS.

A. MAXIMUM STRUCTURE HEIGHT: Thirty-five (35) feet.

505.6 YARD REGULATIONS.

A. FRONT YARDS:

1. The front yard shall be a minimum of 25 feet in depth measured from the front lot line if the street right-of-way is 60'. When the street right-of-way is 50', or for lots fronting a cul-de-sac, the minimum front yard shall be 30'. On collector streets, the minimum front yard shall be 65 feet measured from the centerline of the street right-of-way; and on arterial streets, the minimum front yard shall be 85 feet measured from the centerline of the street.

B. SIDE YARDS: There shall be a side yard on each side of the dwelling. No side yard shall be less than seven (7) feet. The total side yard shall equal or exceed 20% of the lot width at the front building line. Buildings on corner lots shall provide a side yard on the street side of not less than twenty (20) feet.

C. REAR YARDS: No rear yard shall be less than twenty (20) percent of the depth of the lot, with a minimum of twenty-five (25) feet.

505.7 USE LIMITATIONS. None.

505.8 PARKING REGULATIONS. Two side by side off street parking spaces shall be provided for each dwelling unit and one additional parking space shall be provided in a garage or carport. If a one car garage or carport is constructed, one of the side by side parking spaces shall be offset from the front of the garage or carport. (Ord. 1788, Sec. 4)

- 505.9 SIGN REGULATIONS. See Article 12.
- 505.10 LANDSCAPING. See Article 11.